

Private Residential Tenancies Board

Determination Order

Ref: DR 1665/2010

In the matter of John Rice and Aileen Rice (Applicant Landlords) and Martin McManus and Rkia McManus (Respondent Tenant) the Private Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, (the Act), determines that:

1. The Notice of Termination served on 11 November 2011, by the Applicant Landlords on the Respondent Tenants, in respect of the tenancy of the dwelling at 24 Ard na Glug, Athlone, Co. Westmeath, is valid.
2. The Respondent Tenants and all persons residing in the above dwelling, shall vacate the dwelling within 7 days of the date of issue of this order.
3. The Respondent Tenants shall pay the sum of €2,644.56 in respect of rent arrears to the Applicant Landlords, within 21 days of the date of issue of this Order.
4. The Respondent Tenants shall pay the sum of €300.00 damages for the breach of their obligations under the Act, within 21 days of the date of issue of this Order.
5. The Respondent Tenants shall also pay any further rent outstanding from 13 December 2011 at the rate of €750.00 per month, unless lawfully varied, and any other charge as set out in the terms of the tenancy agreement for each month or part thereof, until such time as they vacate the above dwelling.
6. The Applicant Landlord shall refund the entire of the security deposit of €750.00 on gaining vacant possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Private Residential Tenancies Board on 20 April 2011.

Orla Coyne
Chairperson
Duly authorised to sign on behalf of the Board

Anne Marie Caulfield
Director
Duly authorised to sign on behalf of the Board